151.0	0001	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,202,000	/	1,202,000
USE VALUE:	1,202,000	/	1,202,000
ASSESSED:	1,202,000	/	1,202,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
242		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OPALINSKI JOSEPH H/ETAL
Owner 2:	OPALINSKI JOANNA
Owner 3:	
Street 1:	242 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Cntry	
Own Occ:	Y
Postal:	02476
Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .208 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Copm. Clap Exterior and 4328 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9058.000	704,400	13,400	484,200	1,202,000
Total Card	0.208	704,400	13,400	484,200	1,202,000
Total Parcel	0.208	704,400	13,400	484,200	1,202,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 277.73 | /Parcel: 277.73

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	99743
GIS Ref	
GIS Ref	
Insp Date	06/07/18

!11813!

PREVIOUS ASSESSMENT

Parcel ID: 151.0-0001-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	704,400	13400	9,058.	484,200	1,202,000		Year end	12/23/2021
2021	101	FV	682,300	13400	9,058.	484,200	1,179,900		Year End Roll	12/10/2020
2020	101	FV	682,200	13400	9,058.	484,200	1,179,800	1,179,800	Year End Roll	12/18/2019
2019	101	FV	509,000	13600	9,058.	484,200	1,006,800	1,006,800	Year End Roll	1/3/2019
2018	101	FV	509,000	13600	9,058.	428,900	951,500	951,500	Year End Roll	12/20/2017
2017	101	FV	509,000	13600	9,058.	359,700	882,300	882,300	Year End Roll	1/3/2017
2016	101	FV	509,000	13600	9,058.	359,700	882,300	882,300	Year End	1/4/2016
2015	101	FV	496,400	13800	9,058.	311,300	821,500	821,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:09:41

LAST REV

Date	Time
06/25/18	14:56:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11813

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ADLER ROSEMARIE	25568-175		8/15/1995		195,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/18/2005	623	Addition	75,000			G7	GR FY07	2ND FLR
3/30/2005	232	Manual	20,000			G6	GR FY06	1 1/2 STORY GARAGE
11/19/1999	29	Addition	15,000					ADD RM AND DECK
11/6/1995	656		10,000					10X12 ADD/FOUND15X
10/3/1995	573	Manual	6,000					RAISE DWELLING 16
8/24/1995	495		3,000					DEMO 12X12 ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
12/29/2008	Meas/Inspect	372	PATRIOT
9/11/2008	Fieldrev-Chg	BR	B Rossignol
10/25/2005	Permit Visit	BR	B Rossignol
8/21/2001	Permit Visit	PM	Peter M
11/19/1999	Meas/Inspect	263	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	99743
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9058		Sq. Ft.	Site		0	70.	0.76	8									484,219						484,200	

Total AC/HA:	0.20794	Total SF/SM:	9058	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	484,219	Spl Credit		Total:	484,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	20 - Copm. Clap		
Sec Wall:	8 - Brick Veneer	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	6 - Ceramic Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.97517800
Const Adj.:	1.01989806
Adj $ / SQ:	129.296
Other Features:	113967
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	789735
Depreciation:	85291
Depreciated Total:	704443

COMMENTS

WIP FLOORING NOT COMPLETE ADD 2 3/4 BATH , GOOD COND AT TIME OF RECK 7/09.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

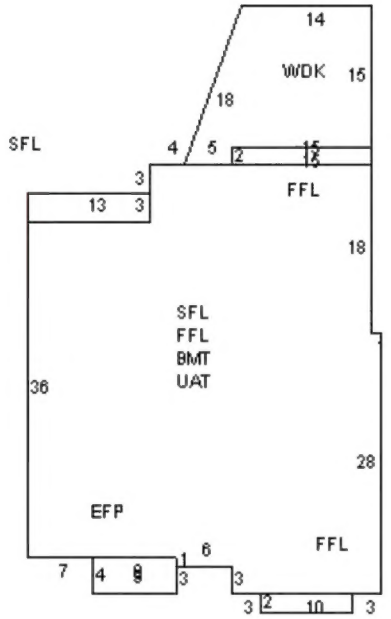
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	156.45
Special Features:	0	Val/Su Net:	128.38
Final Total:	704400	Val/Su SzAd	218.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,620	129.300	209,459
SFL	Second Floor	1,609	129.300	208,037
BMT	Basement	1,570	60.920	95,641
UAT	Upper Attic	393	51.720	20,299
WDK	Deck	259	10.060	2,605
EFP	Enclos Porch	36	74.040	2,666

Net Sketched Area:	5,487			Total:	538,707
Size Ad	3229	Gross Area	6664	FinArea	4328

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	70	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 151.0-0001-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1990	0.00	T	23.2	101						
4	Garage W/Lof	A	Y	1	20X26	G	VG	2005	27.24	T	5.6	101			13,400			13,400

More:	N	Total Yard Items:	13,400	Total Special Featues:		Total:	13,400